

**AFFORDABLE HOUSING TRUST FUND**

**Tuesday, June 25, 2019**

**10:00am**

**4 Fairgrounds Rd**

**PSF Training Room**

ADOPTED JULY 16, 2019

**Board Members Present:** Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Reema Sherry(10:05am), Judith Wegner, Penny Dey, Rita Higgins (10:50am)

**Board Members Not Present:** Charity Grace Mofsen

**Others Present:** Tucker Holland (staff), Megan Trudel (staff), Ken Beaugrand (staff), , Beth Ann Meehan, Anne Kuszpa, Howard Dickler, Jon Foster (via phone), Peter Hoey, George Spencer (via phone), Joe Plandowski, Posie Constable (via phone), Brent Tartamella, Linda Williams, Doug Abbey, Darcy Volpe (via phone), Anthony Colella (via phone)

**I. Call to Order**

Brain Sullivan called the meeting to order at 10:03am

**II. Approval of Agenda**

Judith Wegner moved to approve the agenda, Brooke Mohr motioned seconded, the motion carried unanimously.

**III. Minutes**

Brooke Mohr moved to postpone minutes from the May 25, 2019 meeting to next meeting for approval. Judith Wegner seconded the motion. The motion carried unanimously.

**IV. Public Comment**

NONE

**V. Neighborhood First Implementation Plan**

Tucker Holland provided an introduction, of the 14 applicants for 4 seats (2 seats to represent the year-round community and 2 seats to represent the seasonal community). He asked for those in attendance, either on the phone or in person to introduce themselves and emphasize something from their applications (in the following order in which the applications were received)

Howard Dickler- year-round resident since 2015, and seasonal resident for most of adult life involvement in multi institutional projects, background in medicine. Applied because affordable housing is the single most important issue in the near term.

John Foster (via phone)- seasonal resident most of life, has been visiting since 1969. Has been a finance executive, has sat on 27 corporate boards, has been appointed to be a trustee of the state power and utility, and has vast knowledge on how to work cooperatively.

Anthony Colella (via phone)- seasonal resident since 1987-business is real estate management with about 25% being affordable housing with additional HUD work in New York City. The need for affordable housing with controlled growth.

Peter Hoey- year-round resident since 2001. Professional background in civil engineering in the aerospace industry, followed by public municipal finance on Wall Street including issues surrounding affordable housing, followed by financing/security for municipalities. Locally, was one of the original founders of the local chapter of Habitat for Humanity and a member of various local boards and non-profits.

George Spencer- via phone- seasonal resident entire life. venture capitalist, has sat on 45 different corporate boards and has been involved with various on island institutions

Joe Plandowski - year-round resident, currently lives in a market rate unit in a 40B , has raised issues with HAC and MassHousing over the past 10 years.

Posie Constable- via phone- seasonal resident, believes that a community starts with safe, clean, and affordable housing. 28 years on Wall Street, with experience in municipal securities, and currently works for a nonprofit that provides lending for green construction. Looks forward to helping on this issue.

Brent Tartamella- year-round resident since 2004. Applying because of seeing the island losing too many great people due to financial and housing situations, substandard living conditions, and growth. Has 30 years on experience on boards and committees.

Linda Williams- year-round resident for 46 years, was a founding member of of the Trust found and had been on the Trust for a decade. Over the past 46 years has served on various boards on the Town. Happy to see that there is now a plan in place and a subcommittee is being created to help get to the goals and objectives.

Doug Abbey- seasonal resident, very involved with affordable housing policy on the national level, teaches real estate at Stanford Business School, oversees one of the largest affordable housing producers in the West Coast. Thinks that buying individual scattered site is not the best way to create affordable housing, it should be concentrated and close to public access.

Darcy Volpe- seasonal resident, has been vacationing on island since 2001, and purchased a home 3 years ago. Sits on various boards and committees and wants to make sure that everyone has the opportunity to stay here. Wants to help as a community member.

Applicants not present via phone or in person:  
Philip Bloom (year-round)  
Kris Pierce (seasonal)  
Mark Godfrey (year-round)

Megan Trudel provided an overview of expectations of the group such as being sworn in at the Town Clerk's office, Ethics Training, etc.

The Board voted as follows:

Year-Round:

- Howard Dickler
- Peter Hoey

Seasonal:

- Doug Abbey
- Posie Constable

Tucker Holland provided the names of the other representatives as follows:

Select Board-Kristie Ferrantella,  
NP&EDC- Dave Iverson  
Land Bank- Eric Savetsky  
Finance Committee- TBD  
Town Administration- Brian Turbitt

Penny Dey nominated Brooke Mohr and Reema Sherry as the Affordable Housing Trust representatives to the Neighborhood First Advisory Committee. Rita Higgins seconded the motion. The motion carried unanimously. Penny Dey offered to step in in the event either cannot attend.

## **VI. SHI List Management**

Anne Kuszpa- Director of Housing Nantucket to present. Scattered site business model. Currently have 37 units with an additional under construction. Over the next 5 years would like to add 10 additional rental units and 36 additional covenant homes. Outline of the 10 units in the 5 years being proposed. Outlined different ways and strategy for the creation of the covenant homes.

Beth Ann Meehan- Habitat for Humanity vice-president, spoke about the under served group of under 80%AMI.

Peter Hoey-Land is the problem.

Judith Wegner discussed the open space zoning.

Howard Dickler- wondering about the possibility of synergy between Neighborhood First and Habitat for Humanity.

Update on SHI List-Tucker Holland gave a recap- between Richmond Development, 7 Surfside, and the approval of Surfside Crossing 2 years of safe harbor has been applied for.

#### **VII. 47 Fairgrounds Rd Covenant Lot**

Megan Trudel and Tucker Holland gave a brief update-the matter is still in Land Court and the pending authorization.

#### **VIII. Covenant Lot Creation**

Brain Sullivan- carry over discussion from a prior meeting, with then concept being to create a program to assist with the creation of covenant lots, specifically the assistance with the upfront costs.

Anne Kuszpa mentioned that there are over 70 applicants that are approved purchasers but only a small handful of available units on the market.

Draft program to be discussed in more detail at a future meeting.

#### **IX. Down Payment Assistance**

Tucker Holland stated that the Down Payment Assistance Program is an extension of the Closing Cost Assistance Program and that a funding pool must be created.

Rita Higgins asked if Wellfleet also had a closing cost program with the down payment program.

Brooke Mohr wants to see the Wellfleet program revised for our needs. Brian Sullivan volunteered to work on the program.

Topic open until next agenda.

#### **X. Recap on Recent Activities**

Tucker Holland gave recap:

Mass Housing Partnership Housing Institute- sold out conference, attended by Tucker Holland, Brooke Mohr, Megan Trudel and Eleanor Antonetti. Nantucket was highlighted with the Ripple Effect video. There was an exceptional key note speaker Dr Tiffany Manuel, could potentially be a great person to come to Nantucket for multiple public events, and/or working with the Trust

State House- the joint committee on revenue was taking up transfer fees, was well attended and the Governor also was there to speak to support on budget initiatives. Very engaged and interested, and the testimony was very effective.

Ken Beaugrand stated that it was the fourth time presenting the same bill but was the first time felt listened to. Was not asking for more money but asking for permission to solve own problems. Being referred to as the “Nantucketization of the Commonwealth”

## **XI. On Going items**

Fire Station-Tucker Holland to have a meeting this week.

NDP- Brooke Mohr stated that the survey is closed, and the statistics are being tabulated from the ongoing work. The results were more than double what was anticipated

Short-term rental tax- Tucker Holland stated that for July we will want a dedicated discussion for what we might want the budget request to be for then upcoming year

## **XII. Board Comments**

Reema Sherry stated that she would like Penny Dey to take the Neighborhood First position if willing.

Judith Wegner nominates Penny Dey to be the second AHT rep on the Neighborhood First Advisory Committee. Reema Sherry second the motion. The motion carried unanimously.

Brian Sullivan thanked Judith Wegner for her service on the Board and look forward to continuing to work together as her role as the Planning Board chair.

## **XIII. Other Business**

None

## **XIV. Executive Session**

Open Meeting Closed to enter Executive Session

Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

## **XV. Adjourn**

Meeting adjourned at 12:10pm

Submitted by:  
Megan Trudel